

Allen House

HABS No. PA-1190

West side of Northbrook Road (LR 15048),

.5 mile south of West Locust Grove Road (LR 15175),

.9 mile south of State Route 842

Northbrook Vicinity (Pocopson Township)

Chester County

Pennsylvania

HABS
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. PA-1190

ALLEN HOUSE

Location: West side of Northbrook Road (LR 15048), .5 mile south of West Locust Grove Road (LR 15175), .9 mile south of State Route 842, Northbrook Vicinity (Pocopson Township), Chester County, Pennsylvania.

Present Owner: Minnie M. and Nettie B. Stoltzfus, West Chester R.D. #4, Pennsylvania.

Statement of Significance: This house, erected circa 1780, is possibly the original house on the farm, but was used as a tenant house by the mid nineteenth century. It is a good example of a bank house, once a common building type of the area.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: Isaac Allen 1765 to James Allen; he by will 1794 to Wm. Allen; he 1826 to Wm. Gawthrop; he 1845 to John Huey; he by will 1848 to Daughter Mary Ann Baldwin; she 1866 to Thos. W. Parker; he 1870 to George Larkin; his administrator 1894 to Charles P. Larkin; he 1921 to Wm. W. Meredith; he 1927 to Jacob M. Stoltzfus; and he 1939 to daughters Minnie M. and Nettie B. Stoltzfus.
2. Date of erection: Circa 1780. In 1781 the place was taxed for improvements for the first time. In 1779 it had no buildings on it, and in 1780 the tax list does not say.
3. Architect, builder, suppliers: Unknown.
4. Original plans, construction: None known.
5. Notes on alterations and additions: A one-story stone addition (8' x 14') was added to the east elevation of the original brick house between 1844 and 1869.
6. Important old views and references:
Views: None known.
References: Sources of information: Clipping and manuscript files in the Chester County Historical Society under the heading Pocopson Twp. Lands; and Deeds and wills in the Chester County Courthouse, West Chester, Pennsylvania.

B. Likely Sources Not Yet Investigated: None known.

C. Supplemental Material:

1. "American Republican" - 11-26-1844

FARM FOR SALE

"The subscriber having removed to the city of Baltimore, proposes selling his farm, in Newlin and East Marlborough townships, Chester county adjoining lands of James Gawthrop, John Chambers and others, 6 miles from West Chester, 15 from Wilmington, 1 from Brandywine, and 1 $\frac{1}{4}$ from Marlborough meeting house containing

170 Acres,

of first rate limestone land. There is a quarry now opened of a superior quality of stone. The land is in a very high state of cultivation and contains a large portion of woodland, sufficient to burn lime for sale and supply the farm. The Pocopson creek passes through the entire length of the farm, and offers a large quantity of meadow of first rate quality. There is not a farm in the county better supplied with springs. There is a full supply of water in every enclosure at all seasons, therefore making it one of the best grazing farms that has been in the market lately. The dwelling consists of a Brick house, 35 feet front, and 34 feet back, finished in the best manner, and for convenience few can excel it. There is a never failing well of water under a shed at the door having a pump in it, with a wood, and smokehouse, as well as other necessary buildings, and a good brick tenant house 18 by 12 feet, two stories high, with a good well at the door, also a large double floored barn, substantially built with a well in the yard and a pump in it; a good wagon shed and corn crib. There are two apple orchards besides other fruit trees. For terms and a view of the premises apply to John Huey, near the premises, or S. M. Painter, West Chester.

WM. GAWTHROP.

Nov. 26, 1844.

N. B. If not sold by the first of the 12th month it will be offered at public sale, on Seventh day, the 14th of the same month (December next), 120 acres, with the buildings, will be sold, and the remainder to suit purchaser; or the whole together, if desired."

W.G.

2. "The Village Record", 10-12-1869:

ASSIGNEE'S SALE

Of Valuable Real Estate.

The Subscriber, Assignee of THOMAS W. PARKER, & WIFE, of Pocopson township, Chester County, Pa., will sell at public Sale, on the premises, at 1 o'clock, P.M., on Thursday, November 4th, 1869, all that Valuable Real Estate, situated in said township, known as the "Baldwin Farm" adjoining lands of James Gawthrop, Wm. P. Hickman, Ephriam Baker, S.C. Garry, James T. House and others, containing ONE HUNDRED AND FORTY ACRES, more or less.

The buildings consist of a large and commodious three story BRICK MANSION, built in modern style and covered with a Metallic roof, with four rooms on the first floor, five on the second and three on the third with kitchen and bathroom attached, all cellered with an excellent vault.

There is attached to the Mansion a lawn well set with evergreens and shrubbery, with a large double decker stone barn, with hay and strawhouse attached.

Also, a hay house one hundred and twenty five feet long, with stabling under barn and hayhouse sufficient to accommodate 40 head of stock, wagon house, carriage house, wood house, ice house, hog house and corn crib, with all the necessary outbuildings for a well regulated Farm. Also, two good Tenant Houses, one of which is brick and stone with stable attached.

The house, barn and sheddings are supplied with pure spring water running with a Syphon from a never failing spring.

With an Apple Orchard in prime bearing, and a variety of other fruit trees.

The arable land is in a high state of cultivation, having been recently well limed and divided into eight enclosures, well fenced, with running water in each enclosure, with about Forty Acres of Meadow.

The Pocopson Creek from which the township derives its name, runs through the center of the farm. This property is situated within a few minutes ride to the depot, on the Wilmington and Reading Railroad 6 miles west of West Chester, the county seat, contiguous to mills, schools and places of public worship. It is well worthy the attention of captialists or business men, as such a property is rarely in the market. To persons unacquainted with the neighborhood, we would say, that for intelligence and honesty of its citizens, it is unsurpassed by any other section of the county.

NINE ACRES OF WOODLAND will also be offered at the same time and place.

Persons wishing to view the premises previous to the day of sale, will have to call on JAMES G. PARKER, residing thereon, or WAYNE MacVEACH, Esq., West Chester, or the Subscriber residing nearby.

Conditions at Sale.

TOWNSEND WALTER.

N. I. Nichols, Auc.

Assignee.

N. B. The Assignor having died since making the said assignment, the above property will positively be sold to close the estate.

Oct. 12

Prepared by Bart Anderson-May 1959
Curator, Chester County Historical Society

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This house, erected circa 1780, is a good example of a bank house, once a common building type of the area. The house was enlarged by a stone addition built in the mid nineteenth century.

2. Condition of Fabric: Fair.

B. Description of Exterior:

1. Over-all dimensions: The original brick house is approximately 25' (four-bay front) by 14'. It is a bank house of one story with a loft on a sloping site fully exposing the basement. There is a one-story stone addition (8' by 14') on the east elevation from the mid nineteenth century.
2. Foundations: Random rubble.
3. Wall construction: Original house is of brick, with a stone addition.
4. Chimneys: Original; both brick, the one at the east end has stove flues only.
5. Openings:
 - a. Doorways and doors: Two exterior doors are original.
 - b. Windows and shutters: Window openings are original; sash mostly replaced. No shutters.
6. Roof:
 - a. Shape, covering: Medium pitch gable roof; wooden shingles.
 - b. Cornice, eaves: Original.
 - c. Dormers: None.
7. Porches: Porch on wooden posts across the south elevation.

C. Description of Interior:

1. Floor Plans: Large basement kitchen in original brick house; small room in the stone end. First floor has two rooms in the brick house with board partition and a small room in the stone end. Loft is one large room.
2. Stairways: Original; enclosed stairway in the northwest corner of the original brick house.
3. Flooring: Original.
4. Wall and ceiling finish: Exposed beams in kitchen and first floor of brick house.
5. Doorways and doors: Original.
6. Trim: House never had baseboards. Window sills and other trim original.
7. Hardware: Very fine original hardware.

8. Lighting: None.
9. Heating: Two fireplaces. There are flues for stoves in the east end chimney.

D. Site:

1. General setting and orientation: House faces south, and is at an angle to country road with early nineteenth century house and barn in the distance.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks, driveways: None.
5. Landscaping, gardens: None.

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Society